

Minneapolis City Planning Department Report  
**Addendum**

**Rezoning: BZZ 933 through 941**

**CUP Application for a Planned Unit Development: BZZ 942 (Amending BZCU169 and BZCU248)  
Preliminary and Final Plat, PL-124**

**Date:** November 18<sup>th</sup>, 2002

**Applicant:** Hennepin County

**Project Name:** Humboldt Greenway Project (Phases 2 and 3)

**Planning Staff and Phone:** Mike Larson

phone: (612) 673-2423

fax: (612) 673-2728

tdd: (612) 673-2157

e-mail: michael.larson@ci.minneapolis.mn.us

**Overview:**

The following information and analysis was not available at the time of production of the original report. This report addendum serves to add, delete and/or correct information to the original report, including its findings and recommendations. This includes the following:

- Additional Background
- Corrections and Additions
- Attachments
  - Transmittal from City Attorney
  - Transmittal from Public Works

**Additional Background:**

The following is the anticipated schedule for completing phases of the Humboldt Greenway:

***Phase 1a:***

2<sup>nd</sup> Addition (28 single-family): completed

***Phase 1b:***

3<sup>rd</sup> Addition (30 single-family): 23 left to start; completion by 1/04

4<sup>th</sup> Addition (9 clusters): 6 clusters left to start; completion by 1/04

***Phases 2/3:***

5<sup>th</sup> Addition single-family:

50<sup>th</sup> Avenue North (42) 6/03-11/04

Humboldt Ave./Lane (23) 8/04-7/05

5<sup>th</sup> Addition townhouses (24): 11/03-1/05

5<sup>th</sup> Addition row houses (19): 11/04-6/05

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**Corrections and Additions:**

**Page 13: Table**

	<b>Zoning Code Requirement (feet)</b>	<b>Lots, Blocks</b>	<b>Authorized Setback (feet)</b>
Front yard	15	Block 4, Lots 2-6; and Block 4, Lots 7-10 (establishing south side of lots as "front yard")	5
		Blocks 5, 6, 7, 9, 10, and 11 (each block established as single zoning lots)	10
Corner side yard	8	Block 8, Lot 4	5
Reverse corner side yard	Established front yard of adjacent or minimum 15'	Block 8, Lot 1	5
		Block 13, Lot 1	5
		Blocks 14 through 19, Lot 6	5
		Blocks 14 through 19, Lot 1	10
Interior side yard	5	Block 4, Lot 2	3
		Block 12, Lot 1	3

*Note on reverse corner side yard variances:* Ordinarily, reverse corner side yards must equal the required front yard setback of the district or the established front yard setback of the adjoining home, whichever is greater. In the case of the Humboldt Greenway, corner homes along 50<sup>th</sup> Avenue will sit much closer to the north/south streets than do the existing homes immediately adjacent. The Humboldt Greenway is a comprehensive redevelopment project that creates a new orientation along 50<sup>th</sup> Avenue North. Meeting the required setback would compromise the integrated design and uniform spacing of homes along 50<sup>th</sup> Avenue. The applicant is providing fencing along the alley sides of homes that will be adjacent to the new t-shaped alleys.

**Page 14: "Other variances" section beginning on previous page**

Staff recommends varying these setback requirements as part of the PUD approval. The placement of homes on the lot, as well as the efficient use of side yard space and the creation of "active" and "passive" sides of the home, make #'s 2-5, 8, and 9 above appropriate variances as part of this PUD approval. The proposed height and size of homes deem variances 1 and 7 appropriate. Number 6 relates to the addition of architectural enhancements to entry features that project outward from the home, but which do not create additional building massing or functional living space that would be an obstruction in the required yard. Numbers 10 and 11 provide greater flexibility in the design of approaches from the public right-of-way to individual home entrances.

**Page 16: Last section (list of lot variances)**

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***Maximum five-sided lot***

***(Lot 1 of Block 1; Lot 1 of Block 2; Lot 1 of Block 3; Lot 6 of Block 4; Lots 2, 5 and 7 of Blocks 5, 6, 7, 9, 10 and 11; Lots 6 and 13 of Block 8; Lot 6 of Block 12; Lots 6 and 15 of Block 13; Lots 3 and 4 of Blocks 14 through 19)***

**Page 18: Add text at end**

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***Lot width requirement (Lots 1 through 9 of Block 12; Lots 1, 6 and 7 of Block 5, 6, 7, 9, 10, and 11; and Lots 2 through 9 of Block 4)***

Humboldt Greenway 5<sup>th</sup> Addition results in the creation of multiple lots upon which clusters of townhouses and row houses sit. As specified in this report, each group of lots upon which a cluster sits is considered a single zoning lot. Nevertheless, variance from normal lot width requirements is part of this approval for a Planned Residential Development.

**Page 19: SUBDIVISION PLAT**

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- 2. Subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor adds substantially to congestion in the public streets.**

The plat creates parcels that implement the development proposed in the CUP for the proposed housing in Phases 2 and 3 of the Humboldt Greenway Project. Refer to findings A1, A2, A3 and A4 under **CUP FOR A PLANNED UNIT DEVELOPMENT**.

## **PLANNING DEPARTMENT RECOMMENDATIONS**

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The City Planning Department recommends that the City Planning Commission adopt the above findings and **approve** the amended Conditional Use Permit application for a Planned Unit Development, incorporating Phases 2 and 3 into the Humboldt Greenway PUD, subject to approval of rezoning by the City Council and subject to the following conditions and variances from ordinary zoning and subdivision code provisions:

1. No development shall be permitted on Outlots A and B; upon Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; nor Lot 1, Block 4.
2. The applicant or developer shall consult with appropriate Public Works staff and obtain any necessary grading, erosion control, and stormwater management permits prior to obtaining building permits.
3. The applicant or developer shall obtain all required permits for any private storm sewer connections to the public storm sewer system and memorialize them with Gopher One.
4. The applicant or developer shall obtain encroachment permits for retaining walls that fall within the public right-of-way.
5. At least twenty percent of the units shall be affordable to households at 80% of the metropolitan median household income, as per agreement with the MCDA.
6. Individual homes, or group of attached townhouses and row houses, must meet dimensional requirements of the Zoning Code not specifically varied herein as part of the Planned Unit Development. Each Block of townhomes, or cluster of lots upon which each cluster of row houses sit, shall be considered a single zoning lot for these purposes. Setbacks from public streets shall generally be uniform, as identified in the preliminary site plans attached herein. In such instances where easements prevent the creation of uniform setbacks, setbacks shall be adjusted gradually to maintain continuity, as is shown by example in the attached site plan for Lots 12 through 14 of Block 8 and Lots 12 through 15 of Block 13. Variances to normal zoning standards are as follows:
  - a. The front yard setback shall be not less than five (5) feet for Block 4, Lots 2 through 6 and Block 4, Lots 7 through 10. The lot lines for establishing said yard shall be those which are coincident with the north lot line of Lot 1, Block 4.
  - b. The front yard setback shall be not less than ten (10) feet for the clusters of townhomes fronting Girard on Blocks 5, 6, 7, 9, 10 and 11.
  - c. The corner side yard setback shall be not less than five (5) feet for Block 8, Lot 4.
  - d. The reverse corner side yard setback shall be not less than five (5) feet for the following lots: Block 8, Lot 1; Block 13, Lot 1; Lots 6 of Blocks 14 through 19.

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- e. The reverse corner side yard setback shall be not less than ten (10) feet for Lots 1 of Blocks 14 through 19.
  - f. The interior side yard setback shall be not less than three (3) feet for Block 4, Lot 2 and Block 12, Lot 1.
  - g. Variance to decrease to 20 feet the minimum width within which a minimum 80% of habitable floor area must fall.
  - h. Variance to allow air conditioning systems in "active" side yards for all single-family dwellings, including reverse corner lots.
  - i. Variance to reduce the interior side yard setback from 5 feet to 0 feet for patios in the "active" side yards of single-family dwellings.
  - j. Variance to increase the maximum area of a patio in the "active" side yard from 50 square feet to 196 sq. ft. for single family dwellings.
  - k. Variance to increase the maximum projecting distance from a building for a balcony in a required yard from 4 feet to 6 feet for single family dwellings.
  - l. Variance to increase the maximum area of an entrance landing/stoop in a required front yard from 16 sq. ft. to 100 square feet for single family dwellings and town homes, with a depth and width no greater than 10' or 12', respectively. The Planning Department shall review and approve all entry landings/stoops that exceed the normal square footage limit for permitted obstructions.
  - m. Variance to increase the maximum allowed height for all accessory structures (garages) from 12 feet to 14 feet at the midpoint of the roof measured from natural grade.
  - n. Variance to reduce the interior side yard setback required for principal entrances in the side yard from 15 feet to 10 feet (for patio entrances for single family dwellings).
  - o. Variance to increase the maximum allowed height of a fence in the required front yard from 3 feet to 4 feet 6 inches for all single family dwellings.
  - p. Variance to increase the maximum width of all stairs in a required front yard from 4 feet to 8 feet.
  - q. Variance to increase the maximum width of all walkways in a required front yard from 4 feet to 8 feet.
7. Landscaping of single-family lots must comply with that described in prior approvals. The applicant shall preserve and protect existing trees whenever possible.
8. The developer shall use a variety of elevations, building materials and architectural treatments such that each townhouse cluster is unique.

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9. Prior to obtaining building permits for townhouse clusters, the applicant or developer must submit a landscaping plan that is consistent with the landscaping standards of Chapter 530, Site Plan Review, of the Zoning Code. The applicant shall preserve and protect existing trees whenever possible.
10. The developer shall incorporate additional landscaping in Outlots A and B and in the portions of Lots 13 through 15 of Block 13 that fall to the west of the private sidewalk. The developer shall landscape this area to give this area a unified appearance and massing. The developer shall also establish maintenance responsibilities for the homeowners' association(s) to maintain all of these areas.
11. The homeowners' association(s) shall maintain landscaping of boulevards throughout the Humboldt Greenway PUD.
12. Single-family driveway lengths shall be generally limited to a length of twenty-five (25) feet and a minimum distance between the house and the garage, if detached, of fifteen (15) feet. Townhouse driveway lengths must comply with the site plan included herein.
13. Individual site plans shall indicate walkways connecting each residential unit with the public sidewalk.
14. Any signs or entry monuments for the Project must be submitted and reviewed as an amendment to this PUD.
15. The developer must meet all State Building Code and Energy Code Requirements, and all other applicable codes and ordinances prior to the owner(s) occupying the site. In order to maximize energy efficiency on the Project, the applicant will participate in the appropriate programs offered by the utilities, such as NSP's Energy Assets Program.
16. All site improvements for Phases 2 and 3 shall be completed by December 11<sup>th</sup>, 2005 or the permit may be revoked for non-compliance.
17. Planning Department review and approval of final site and elevation plans, homeowners' association documents, and landscaping plans before issuance of building permits.
18. The developer shall establish legal instruments to maintain the long-term privacy of active side yards by limiting the size, location, and/or transparency of windows on the facing side of the adjacent home.

The City Planning Department recommends that the City Planning Commission adopt the above findings and **approve** the preliminary and final plat applications PL-124 reviewed herein, including variances from normal subdivision standards identified in the staff report related to minimum lot size, platting of reverse frontage lots, maximum number of sides per lot, street frontage requirement, and minimum right-of-way width.

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The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application for rezoning from C1 to R4 of Lots 15 and 16, Block 9, Camden Bungalow Addition to Minneapolis (4900 Humboldt Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application for rezoning from C1 to R4 of 4901 Humboldt Avenue North (metes and bounds legal description in staff report) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application for rezoning from R1A to R4 of Lots 4 through 6 of Block 1, Shingle Creek Addition and Lots 13 through 24 of Block 6 of Thorpe Bros Maple Leaf Addition to Minneapolis (5000-5062 (even) Irving Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application for rezoning from R5 to R4 of Lots 1 through 3 of Block 1, Shingle Creek Addition (5001, 5003, and 5007 Humboldt Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application for rezoning from R1A to R4 of Lots 12 through 17 of Block 5, Camden Bungalow Addition to Minneapolis (5001, 5005 and 5009 Dupont Avenue North; and 5002, 5006 and 5010 Emerson Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application for rezoning from R1A to R4 of Lots 1 through 3, 26, and 28 of Block 12, Camden Bungalow Addition to Minneapolis (4949 and 4953 Dupont Avenue North; and 4946 and 4954 Emerson Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application for rezoning from R1A to R4 of Lots 12 through 17 of Block 6, Camden Bungalow Addition to Minneapolis (5001, 5007 and 5011 Emerson Avenue North; and 5000, 5004 and 5008 Fremont Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and

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Chapter 598, Land Subdivision Regulations.

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application for rezoning from R1A to R4 of Lots 1, 2, 3, 26, 27, and 28 of Block 11, Camden Bungalow Addition to Minneapolis (4947, 4951 and 4955 Emerson Avenue North; and 4944, 4948 and 4952 Fremont Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application for rezoning from R1A to R4 of Lots 12 through 17 of Block 7, Camden Bungalow Addition to Minneapolis (5001, 5005, and 5009 Fremont Avenue North; and 5000, 5004 and 5008 Girard Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application for rezoning from R1A to R4 of Lots 1, 2, 3, 26, 27 and 28 of Block 10, Camden Bungalow Addition to Minneapolis (4945, 4949 and 4953 Fremont Avenue North; and 4944, 4948 and 4952 Girard Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.